

WHAT IS CLAIMED IS:

1. A method for determining an indication that an application for a mortgage loan may result in a closing, said method comprising:

receiving application information, such that the application information includes at least borrower information, property information, and a first interest rate;

receiving home value information, such that the home value information represents an estimated value of the property;

receiving a second interest rate; and

determining the indication based on the received application information, received home value information, and received second interest rate, such that the indication represents a likelihood that the mortgage loan may result in the closing.

2. The method of claim 1, wherein said receiving application information further comprises:

receiving a date corresponding to when the mortgage loan application may be closed with the first interest rate.

3. The method of claim 2, further comprising:

using an expiration date for the first interest rate as the date.

4. The method of claim 2, further comprising:

using a closing date as the date.

5. The method of claim 4, wherein said receiving the second interest rate further comprises:

using, as the second interest rate, an interest rate corresponding to a date other than the closing date.

6. The method of claim 1, wherein said receiving home value information further comprises:

receiving estimates of value of comparable properties in a region corresponding to the property.

7. The method of claim 6, further comprising:

using at least one of a street, a neighborhood, a city, a ZIP code, a zip+4 code, a county, a state, a country, a census tract, or a metropolitan statistical area as the region.

8. The method of claim 6, wherein said receiving an estimate further comprises:

receiving a median value of properties in a ZIP code for the property.

9. The method of claim 1, wherein said receiving home value information further comprises:

receiving an estimate of an average value of properties in a region corresponding to the property.

10. The method of claim 1, wherein said receiving the second interest rate further comprises:

receiving the second interest rate as a current interest rate available for mortgage loans.

11. The method of claim 1, wherein said determining the indication further comprises:

determining the indication based on a model.

12. The method of claim 11, wherein said determining further comprises:

determining the model based on a statistical technique.

13. The method of claim 12, further comprising:

using a logistic regression as the statistical technique.

14. The method of claim 1, wherein said determining the indication further comprises:

determining the indication as a score.

15. The method of claim 14, wherein said determining the indication further comprises:

scaling the score into a range of score values, such that a low score value within the range of score values corresponds to a high likelihood that the loan may result in the closing, and a high score value within the range of score values corresponds to a low likelihood that the loan may result in the closing.

16. The method of claim 14, wherein said determining the indication further comprises:

scaling the score into a range of score values, such that a low score value within the range of score values corresponds to a low likelihood that the loan may result in the closing, and a high score value within the range of score values corresponds to a high likelihood that the loan may result in the closing.

17. A method for processing a mortgage loan application based on a score, said method comprising:

receiving information representative of the mortgage loan application for a property; and

determining the score based on the received information, such that the score represents a likelihood that the mortgage loan application may result in a closing.

18. The method of claim 17, further comprising:

determining scores for one or more mortgage loan applications.

19. The method of claim 18, further comprising:

processing the one or more mortgage loan applications, such that at least one of the mortgage loan applications is processed before another mortgage loan application based on the determined score for the at least one mortgage loan application.

20. The method of claim 18, further comprising:

prioritizing the one or more mortgage based on the determined scores.

21. A method for use in performing appraisals on one or more properties based on scores, wherein each of the scores indicates whether a mortgage loan application is likely to result in a closing, said method comprising:

receiving a first score for a first property of the one or more properties;

receiving a second score for a second property of the one or more properties;

and

performing a first appraisal of the first property before a second appraisal of the second property, when the first score indicates a greater likelihood of closing than the second score.

22. The method of claim 21, further comprising:

prioritizing the first appraisal before the second appraisal based on the first score.

23. A method for use in performing title searches on one or more properties based on scores, wherein each of the scores indicates whether a mortgage loan application is likely to result in a closing, said method comprising:

- receiving a first score for a first property of the one or more properties;
- receiving a second score for a second property of the one or more properties;

and

performing a first title search of the first property before a second title search of the second property, when the first score indicates a greater likelihood of closing than the second score.

24. A system for determining an indication that an application for a mortgage loan may result in a closing, said system comprising:

- means for receiving application information, such that the application information includes at least borrower information, property information, and a first interest rate;
- means for receiving home value information, such that the home value information represents an estimated value of the property;
- means for receiving a second interest rate; and
- means for determining the indication based on the received application information, received home value information, and received second interest rate, such that the indication represents a likelihood that the mortgage loan may result in the closing.

25. A system for processing a mortgage loan application based on a score, said system comprising:

means for receiving information representative of the mortgage loan application for a property; and

means for determining the score based on the received information, such that the score represents a likelihood that the mortgage loan application may result in a closing.

26. A system for performing appraisals on one or more properties based on scores, wherein each of the scores indicates whether a mortgage loan application is likely to result in a closing, said system comprising:

means for receiving a first score for a first property of the one or more properties;

means for receiving a second score for a second property of the one or more properties; and

means for performing a first appraisal of the first property before a second appraisal of the second property, when the first score indicates a greater likelihood of closing than the second score.

27. A system for use in performing title searches on one or more properties based on scores, wherein each of the scores indicates whether a mortgage loan application is likely to result in a closing, said system comprising:

means for receiving a first score for a first property of the one or more properties;

means for receiving a second score for a second property of the one or more properties; and

processing means for performing a first title search of the first property before a second title search of the second property, when the first score indicates a greater likelihood of closing than the second score.

28. A system comprising:

at least one memory, comprising:

code that receives application information, such that the application information includes at least borrower information, property information, and a first interest rate;

code that receives home value information, such that the home value information represents an estimated value of the property;

code that receives a second interest rate; and

code that determines the indication based on the received application information, received home value information, and received second interest rate, such that the indication represents a likelihood that the mortgage loan may result in a closing; and

at least one processor that executes said code.

29. A system, comprising:

at least one memory, comprising:

code that receives information representative of the mortgage loan application for a property; and

code that determines the score based on the received information, such that the score represents a likelihood that the mortgage loan application may result in a close; and

at least one processor that executes said code.

30. A computer program product comprising code, said code comprising:
code that receives a first score for a first loan;
code that receives a second score for a second loan; and
code that performs a first appraisal of the property securing the first loan
before a second appraisal of the property securing the second loan, when the first
score indicates a greater likelihood of the loan closing than the second score.

31. A computer program product comprising code, said code comprising:
code that receives a first score for a first loan;
code that receives a second score for a second loan; and
code that performs a first title search of the property securing the first loan
before a second title search of the property securing the second loan, when the first
score indicates a greater likelihood of the loan closing than the second score.